



## Bampton

£495,000

### 1 Wheat Close, Bampton, Penrith, Cumbria, CA10 2RJ

Discover the perfect blend of rural tranquillity and village charm with this double-fronted semi-detached house, nestled in a picturesque village of Bampton, Penrith, surrounded by beautiful rolling countryside. Offering high ceilings throughout, three generous double bedrooms, and a wealth of character and space, this home provides the perfect escape from the hustle and bustle, while still offering easy access to local amenities and community life. Nestled on a generous plot, with the added benefit of off street parking, outbuildings, studio/ store and a one-up, one-down old cottage, currently with no planning permissions.

As you enter the property, you are greeted by a welcoming hallway. On your left, the living room beckons with its cosy ambiance, providing a warm and inviting atmosphere for relaxing evenings. Boasting log burner and surround, sash window with window shutters to the front aspect, high ceiling and carpet flooring.

#### Quick Overview

Double fronted semi detached house  
3 Double bedrooms  
Spacious fitted kitchen  
Dining room & multi fuel burner  
Living room & log burner  
Generous garden with countryside views  
Village location  
Various outbuildings & studio  
Driveway  
Ultrafast Broadband available



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2



E



Ultrafast  
broadband  
available



Driveway

Property Reference: P0426





Kitchen



Dining Room



Living Room



Shower Room

From the hallway, to your right, the dining room awaits, with the multi fuel log burner and hearth as the focal point of the room, creating a perfect setting for family meals and entertaining guests and where countless memories will be made. Understairs storage cupboard, sash window to front aspect with carpet flooring.

Leading from the dining room into a small hall with additional storage cupboards space, which leads to the kitchen, shower room and utility room. The spacious kitchen serves as the heart of the home, offering plenty of room for culinary creativity and casual dining. Featuring Stoves 5 ring electric hob, ovens and extractor with integrated dishwasher and wine chiller. Availability for free standing fridge/freezer. Sink with hot and cold taps. Black and grey coloured worktops with wooden effect wall and base units. Double glazed window to rear aspect, with window into the utility room. Part tiled with vinyl flooring.

Ascend the partially carpeted stairs to discover three generously sized bedrooms, each with high ceilings and views of the rolling countryside that offer a peaceful retreat for rest and relaxation. Bedroom 1 is large double bedroom with storage cupboard. Sash window to front aspect with polished wooden flooring. Bedroom 2 is a large double bedroom with feature fireplace and sash window to front aspect with carpet flooring. Bedroom 3, also a large double bedroom with double glazed window to rear aspect with polished wooden flooring. The well-appointed family bathroom completes the upstairs, ensuring all your daily needs are met with ease. The three piece family bathroom comprises of, free standing bath, WC and basin with hot and cold taps. Small storage cupboard. Double glazed window to rear aspect. Part tiled with vinyl flooring.

The utility room allows access to the rear aspect. Belfast sink with hot and cold taps. Grey coloured worktops with grey coloured wall units. Availability for tumble dryer and washing machine. Double glazed window to rear aspect with tiled flooring. There is also the added convenience of a downstairs three piece shower room that includes, walk in double shower, WC, vanity unit with basin and heated towel rail. Part tiled, part splashback with vinyl flooring.

Outside, the expansive garden is a true highlight, offering ample space for gardening, outdoor play, or simply soaking up the stunning countryside views. Whether you're enjoying a summer barbeque or quiet morning coffee, this outdoor space is sure to delight. The front garden, complete with stone wall boundary, grassed lawn and shrubbery. The rear garden, with stone wall boundary, grassed lawn, patio, shrubbery and trees of various sizes. Additionally, there is a driveway for off-road parking, fuel store, two additional stores and workshop with electrics. There is also a charming studio with electrics and wooden beam for those who wish to use a hobby room. We have been advised the floorboards have been insulated; However, we cannot confirm this. The one-up, one-down old cottage is currently used for further storage as there are no current building or planning permissions.

Bampton is a picturesque village located in the Westmorland and Furness area of Cumbria, on the outskirts of the Lake District National Park. Approximately 9 miles from the market town of Penrith and approximately 4 miles from the village of Shap.

#### Agents Notes

We have been advised the outside of the property is due to be painted. Please note, the studio/ store and a one-up, one-down old cottage, currently have no planning permissions. We have been advised there is a wayleave and vendors receive a payment of £11 per annum.

#### Accommodation with approx. dimensions

##### Ground Floor

##### Hallway

Kitchen 12' 5" x 11' 11" (3.78m x 3.63m)



**Dining Room** 13' 11" x 13' 0" (4.24m x 3.96m)

**Living Room** 13' 11" x 13' 3" (4.24m x 4.04m)

**Shower Room**

**Utility Room** 14' 11" x 5' 7" (4.55m x 1.7m)

**First Floor**

**Bedroom One** 14' 1" x 13' 11" (4.29m x 4.24m)

**Bedroom Two** 13' 11" x 13' 3" (4.24m x 4.04m)

**Bedroom Three** 13' 10" x 12' 5" (4.22m x 3.78m)

**Bathroom**

**Outside**

**Various Stores**

**Store/ studio**

**Workshop**

**Old Cottage**

**Property Information**

**Tenure**

Freehold

**Council Tax**

Band E

Westmorland and Furness

**Services & Utilities**

Mains electricity, mains water and mains drainage. Oil fired heating. Septic tank

**Broadband Speed**

Superfast available

**What3words Location**

///ooze.unit.dusters

From Shap, head north on Main Street/ A6 towards Back Lane, turning left onto Pow Lane. Continue onto Keld Lane. After half a mile turn right, and then take the next three left. The property will be on the left hand side.

**Viewings**

Weekend viewings only and by appointment with Hackney and Leigh's Penrith office

**Price**

£495,000

**Anti-Money Laundering (AML) Regulations**

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Two



Bedroom Three



Rear Garden

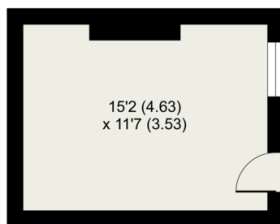
# Wheat Close, Bampton, Penrith, CA10 2RJ

Approximate Area = 1585 sq ft / 147.2 sq m

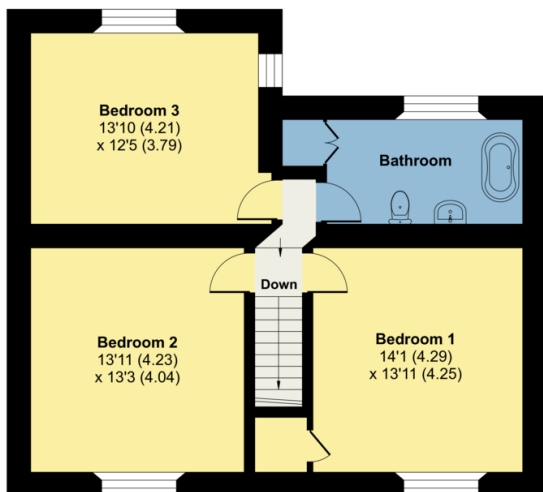
Outbuildings = 884 sq ft / 82.1 sq m

Total = 2469 sq ft / 229.3 sq m

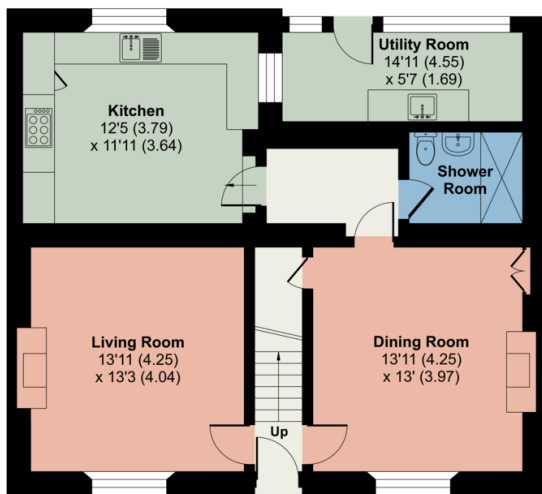
For identification only - Not to scale



OUTBUILDING 3



FIRST FLOOR



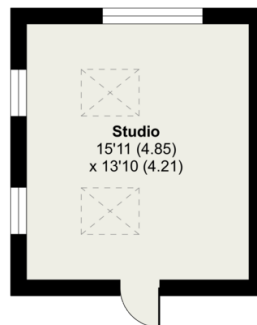
GROUND FLOOR



OUTBUILDING 4 / 5 / 6 / 7



OUTBUILDING 2



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1266744

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